

MINUTES OF MEETING
Springfield-Sangamon County Regional Planning Commission
October 17, 2018

1. CALL TO ORDER.

Chairman Larry Hamlin called the meeting to order at 9:32 AM.

2. ROLL CALL.

Mary Jane Niemann called the roll.

JULY 2018	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2019	FEBRUARY	MARCH	APRIL	MAY	JUNE	COMMISSION MEMBERS
X	X	X	X									Larry Hamlin, Chairman
X	X	X	X									Joe Gooden, Vice-Chairman
X	X	X	X									Kenneth Springs, Secretary
X		X	X									Mayor Jim Langfelder – <u>B. Drew</u>
X	X	X	X									Andy Van Meter – <u>B. McFadden</u>
X	X	X	X									Alderman Joe McMenamin
		X	X									Alderman Andrew Proctor
												Greg Stumpf – J. Stone
X			X									George Preckwinkle – <u>C. Stratton</u>
		X	X									Leslie Sgro – <u>E. McKinley</u>
X	X	X	X									Frank Vala – <u>R. Blickensderfer</u>
	X	X	X									Brian Brewer – <u>F. Squires</u>
X	X	X	X									Dick Ciotti – <u>G. Humphrey</u>
	X		X									Jeff Vose
X	X	X	X									Greg Kruger
		X	X									Eric Hansen
X	X	X	X									Val Yazell

Others

Eric Berglund
Jason Graham

Staff

Molly Berns	Mary Jane Niemann
Ethan Hendricks	Emily Prather
Shannan Karrick	Jason Sass
Steve Keenan	Joe Zeibert
Jordan Leaf	

3. **MINUTES OF MEETING.**

Chairman Hamlin asked if there were any additions or corrections to the minutes of the September 19, 2018 Regional Planning Commission meeting. There were none. The minutes were accepted as mailed.

4. **MINUTES OF THE EXECUTIVE POLICY BOARD.**

There was no meeting of the Executive Policy Board since the last Regional Planning Commission meeting. However, Chairman Hamlin reminded Executive Policy Board members of the meeting immediately following this meeting in the Commission's conference room. The Board will review the Commission's budget submission for the upcoming fiscal year.

Chairman Hamlin reminded the Commission that the Executive Policy Board is made up of:

- the County Board Chair, or his designee,
- the Mayor, or his designee,
- the Regional Planning Commission's officers,
- the member at large, which is Commissioner Val Yazell, and
- the representative of special districts, which is Commissioner Dick Ciotti, or his designee, which is Gregg Humphrey.

Chairman Hamlin noted that members of the Board, as well as their authorized designees, should have received the agenda for the meeting as well as the budget briefing packet.

5. **REPORT OF OFFICERS.**

There was no report of officers.

6. **REPORT OF THE EXECUTIVE DIRECTOR.**

- A. **2019 SSCRPC Meeting Dates** – Molly Berns noted that there were copies of a list of the 2019 SSCRPC meeting dates available near the sign-in sheet. (See attached).
- B. **SSCRPC FY2019 Budget Briefing** – Berns noted that the Executive Policy Board will review and take action on the SSCRPC's FY2019 Budget Submission immediately following this meeting. She will present a budget briefing at the November SSCRPC meeting.
- C. **Sangamon Menard Regional Transit (SMART)** – Berns stated that after Kate Downing's presentation regarding SMART last month, Berns asked Downing to email her some statistics regarding the first month of service. The numbers received are for the period of September 17, 2018 through October 16, 2018. There were 575 total trips with 262 of those being Sangamon. Of the Sangamon trips, 45.4% were medical related, 27% were for work and 18% were miscellaneous (trips to Veterans Assistance, court etc.). Total passenger miles were 511.66. There were 19 passes sold with 10 for Menard County and 9 for Sangamon County. The 26 passenger van was used for the first time for a 17 person pickup in Pawnee.

7. CORRESPONDENCE.

Berns summarized correspondence received from the City of Springfield requesting release of funds from the U.S. Department of Housing and Urban Development. (See attached). Berns noted that the request was not in conflict with any local plans and no action was needed by the Regional Planning Commission.

8. PUBLIC HEARING.

There was no one who wished to address the Commission.

9. COMMITTEE REPORTS.

Land Subdivision Committee (LSC) – There was one project, located within the City of Springfield’s subdivision jurisdiction, to be reviewed and acted upon by the Planning Commission this month:

Iles Junction West

Location & Sketch Map

Variance of Sec. 153.158(b)(2) – Lot Arrangement

Variance of Sec. 153.157(L) – Restriction of Access

Variance of Sec. 153.158(b)(2) – Through Lots

Description: Pt. SE ¼, Section 8, Pt. NE ¼, Section 17, Pt. SW ¼, Section 9, and Pt. N ½, NW ¼, Section 16, T15N, R5W (Located north of Westchester Boulevard, west of MacArthur Boulevard)

LSC Action: Recommend approval of the Location & Sketch Map; a Variance of Sec. 153.158(b)(2) – Lot Arrangement – to allow lots to be served through an access easement; a Variance of Sec. 153.157(L) – Restriction of Access – to allow access to an arterial (MacArthur Boulevard); and a Variance of Sec. 153.158(b)(2) – Through Lots – with no access to Old MacArthur Boulevard.

Joe Zeibert stated that this 12 acre strip of ground bounded by MacArthur Boulevard and Old MacArthur Boulevard was created when MacArthur Boulevard was extended. It is currently zoned I-1. The developer would like to create five commercial/retail lots located south of Centre Street. Centre Street connects Old MacArthur Boulevard and MacArthur Boulevard. The developer would also like to create two commercial lots to the north of Centre Street. All essential services are available to serve the site and the development is in accord with the Springfield Comprehensive Plan.

Zeibert noted that three variances are being requested. One variance being requested is to allow access to an arterial street (three access points onto MacArthur Boulevard, all which will be right in/right out and two access points onto Westchester Boulevard, one which will be right in/right out and the other being a full access point). The City Traffic Engineer supports the proposed access points as submitted. It is unique as the Illinois Department of Transportation (IDOT) currently has jurisdiction over MacArthur Boulevard. It is IDOT’s policy that direct access is not allowed to serve a subdivision lot. The jurisdictional transfer of MacArthur Boulevard is currently in the process and the developer acknowledges that the transfer to the City of Springfield needs to be completed before this development is final. Another variance request is to allow access to an access easement. There is an access easement that comes off of Centre Street. With the two access points on MacArthur Boulevard being right in/right out, it helps the traffic circulation. It also removes some additional access points further south on MacArthur Boulevard. Zeibert stated that the last variance request was for through lots. Since this development is located between two parallel roads, it is technically a through lot. No access will be allowed to Old MacArthur Boulevard to eliminate cut throughs.

Roger Blickensderfer asked if the City of Springfield was agreeable to taking over this portion of MacArthur Boulevard. Zeibert said they were agreeable and noted that the transfer has been in the process for a long time and is getting close.

Frank Squires asked where this development was in relation to Junction Circle. Zeibert said the development is located just south of Junction Circle.

Commissioner Joe McMenamin stated that he represented this area on the City Council and asked if the request involved curb cuts into new MacArthur Boulevard. Zeibert said it involved three curb cuts all of which will be right in/right out. Commissioner McMenamin asked if the developer was in attendance and who the developer was. Zeibert said the developer is Wanless Trust with Kurt Wilke being the contact and the engineer being Martin Engineering. He noted that no representatives for the development were in attendance. Commissioner McMenamin said there are no neighborhoods in the area to object and what we have are the long term traffic needs of Springfield and whether that would create a cluster right there in a busy intersection. Commissioner McMenamin asked if there were any other issues that need to be thought about in the review process of this development. Zeibert said that there were residents in the area that expressed concerns about the traffic on Centre Street. Zeibert noted that the City Engineer supported this development as proposed. Commissioner McMenamin said the residents were not in a subdivision, but historical neighbors who live on Old MacArthur Boulevard. Commissioner McMenamin asked if the curb cuts would be onto new MacArthur Boulevard. Zeibert said that was correct. Commissioner McMenamin asked what kind of businesses we could expect going into the areas to be served by the new curb cuts. Zeibert said it would be commercial/retail and was not sure if the developer had anything ready to go in there yet. Commissioner McMenamin said he was concerned because further north, the goal was to eliminate curb cuts because it makes for dangerous passageways and we are trying to encourage a more attractive presentation of Old MacArthur Boulevard and plan to hopefully encourage more use of the commercial alleys on Old MacArthur Boulevard. Commissioner McMenamin asked if the Land Subdivision Committee vote was divided. Zeibert said it was unanimous. Zeibert said back when MacArthur Boulevard and Stanford Avenue were discussed, the land was transferred from the Wanless Trust to the City of Springfield. There was an agreement many years ago that was established to allow this developer to have access points to MacArthur Boulevard. Commissioner McMenamin asked how many years ago. Zeibert said that when Kurt Wilke presented this development, he indicated well over ten years ago. Commissioner McMenamin asked if that was before new MacArthur Boulevard opened up. Zeibert said he believed that Rich Berning was City Engineer at the time. Molly Berns said new MacArthur had not opened yet, but that the MacArthur extension was planned for and at that time there was an agreement made between the owner of the property, Wanless Trust, and the City of Springfield for a certain number of curb cuts. She said the road was not designed, but was part of the long term transportation plan that MacArthur Boulevard would be extended. Commissioner McMenamin asked if anyone on the staff asked for or reviewed that agreement. Zeibert said yes. Commissioner McMenamin asked Zeibert if he had reviewed them. Zeibert said yes, many times, but noted that it was more of a legal opinion from the city. Commissioner McMenamin said it has to do with potentially honoring a good faith commitment and he wanted to make sure in fact it was a commitment and the commitment spoke to in fact what was being presented. Zeibert stated that through the process the past ten years, there has been a traffic study done and a traffic analysis which was approved by IDOT and the City of Springfield to support the access locations as presented. Commissioner McMenamin said when the Regional Planning Commission votes, it oftentimes becomes influential to the City Council. He said with all due respect, he felt it would be useful to hold this. Commissioner McMenamin said he would like to see the documents and if they truly represent a good faith commitment earlier in time. He said that may change his opinion, but without reference to that earlier agreement, he felt that it was a bad idea to have curb cuts from a traffic safety and development point of view. Commissioner McMenamin felt it was not what many

would like to see happen along MacArthur Boulevard. Zeibert said he understood and would locate the documents and get them to Commissioner McMenamin.

Commissioner Joe Gooden asked if the variance regarding through lots prohibits access along the west property line of these lots. Zeibert said that was correct. Commissioner Gooden asked if those were still viewed as street rights-of-way in a yard so they will have to provide landscaping along the street rights-of-way along Old MacArthur Boulevard. Zeibert said that was correct. Zeibert said there is also a trail located at the rear of those lots and a tree line. Commissioner Gooden asked if one of the “subject to’s” from the Land Subdivision Committee meeting was approval of the intergovernmental transfer. Zeibert said this would be taken care of before the preliminary plan can be approved. Zeibert noted that the location and sketch map addresses the site suitability analysis to make the developer aware of everything that will be required of them as they go forward.

Gregg Humphrey moved to concur with the action of the Land Subdivision Committee to recommend approval of the Location & Sketch Map and Variances. Joe Gooden seconded the motion.

Commissioner McMenamin asked who made the motion. Humphrey raised his hand and said he was the Chair of the Land Subdivision Committee. Commissioner McMenamin asked who seconded the motion. Commissioner Gooden raised his hand.

The motion passed with 15 yes votes (Hamlin, Gooden, Springs, Drew, McFadden, Proctor, Stratton, McKinley, Blickensderfer, Squires, Humphrey, Vose, Kruger, Hansen, Yazell) and 1 no vote (McMenamin).

10. UNFINISHED BUSINESS.

There was no unfinished business.

11. NEW BUSINESS.

There was no new business.

12. SPECIAL ANNOUNCEMENTS AND PRESENTATIONS.

Eric Berglund, CEO of the Land of Lincoln Economic Development Corporation, addressed the Commission. The Land of Lincoln Economic Development Corporation was formed as a result of a report released in September 2017 that a consultant prepared at the request of the county. The report essentially said that for decades, economic development has been done in silos. He stated that the county is currently facing an economic crisis due to declining population, loss of jobs, and decreasing property values. What are the factors that have gone into this and what can be done about it? For decades, there have been very shiny, feel good, look good reports that are dusty because they say things and nothing was done with them. Then there are organizations that claim ownership over territories. One can conquer more territory than one can control. Berglund said that is a big challenge that we have. The business community looking at these trends, along with our partners at the city and county stepped forward and said a new approach is needed regarding economic development. People say that sounds nice, but looks a lot like it has been done in the past. Berglund said it is different this time for several reasons. It is led by the private sector. He pointed out that some businesses in the area do business all across the country. They travel and see other communities growing and see our region as being left behind. Berglund stated that we cannot allow that to happen. The business community said they are going to step up and put their money where their mouth is to change this. Our elected officials said they see a problem as well and need

to do something to change this. They put together a new organization. Our board is majority private with public sector participation along with a variety of other stakeholders involved with economic development. Berglund stated he got here in mid-July, coming from Florida, from Colorado before that. He said he brings an outside perspective, looking at best practices across the country as to what the strengths and assets may be here and what have been some of those hurdles that have affected us in the past. A little bit of this is a cultural change in our area. He stated that we have to change our culture to a culture that wants jobs and is enabling job creation. Berglund noted that he knew the Regional Planning Commission has been instrumental in the past with economic development because the county really did not have an economic development department, it has kind of become the defacto place for people to call.

When the consultants put together the report, they talked to hundreds of people, citizens, businesses, sight selectors and companies across the United States and within the State of Illinois and asked, "if you were to call down to Sangamon County in Springfield and you needed to find out how to get a new project done, who would you call?" The overwhelming answer was, "I have no idea." Then they would say that sounds like the Chamber or maybe start with the county or maybe depending on what I was doing, call a business there and see what they did. That is not a good situation to be in. Our organization will serve as a clearinghouse to help bring together some of these folks and focus on how to market this region as a place to do business looking at the assets in the region. This region is a fantastic location, short drive/reasonable drive for businesses to a large population of the United States. He stated there is access to major markets and noted this region is not in the congestion of those same markets. There is an unbelievable rail structure that can bring goods, services, and people in. There is an unbelievable transportation structure on the surface side that can do the same thing, and an airport that connects us to multiple markets. Berglund stated that all of these things have not been capitalized on. For a long time, it was said that state government and government is always going to be here. For a variety of reasons under various administrations that has gone away a little bit. There have been trends recently that future state jobs have to start in Springfield/Sangamon County unless there is a good reason for them to be somewhere else. The reality is our state had 736+ days of not having a budget and the reality is government is not going to lead the way. They just cannot. He noted we are faced with a pension crisis and other fiscal constraints. State jobs are not going to be ones that make the region prosperous again. This region has an unbelievable medical community. We can just take the hat off the state and put it on the medical. He noted that the region has world class medical care and it is growing, but if you look at declining population, how long can it grow if they don't have the customers anymore? We all know too under federal discussions, I am not sure health care is exactly the most stable industry from a regulatory perspective that you really want to hang your hat on. So we have to look at what other industries can we have and how we are going to do that. Since July, a whole series of community conversations have been held engaging folks from the rural parts of the county, young professionals, business owners, minority community, middle management, and the general public at large. Berglund stated that there is a survey on the website, landoflincolnedc.org, under the share your voice tab. It takes 20-25 minutes to complete. He realizes that is a long time, but said it is long because you get to type in how you feel and what you think the answer is. We are not starting with the assumption that we know what the answer is. We know what some good strategies are, but are really taking all those old reports and analyses and asking where are we today, does that still hold true and what are some of those opportunities we have as we move forward. He noted that the Commission is a very important partner as we move forward with this because the decisions you make help shape where industry will go and how industry will be successful. He thanked the Commission for that and asked members to please go online and complete the survey.

Berns said she would have Mary Jane Niemann email the link to complete the survey to Commission members.

Commissioner McMenamin raised a point of order and stated he did not see Humphrey's name in the Commission membership attendance listing and asked if he was in a representative capacity today.

Humphrey said he represents the Sangamon County Water Reclamation District's chairman, Richard Ciotti. Commissioner McMenamin said he did not see Humphrey listed on the membership. Berns stated that the SSCRPC has a letter from Mr. Ciotti naming Humphrey to serve in his absence. Commissioner McMenamin asked who Mr. Jacobs was who was shown as representing Mr. Ciotti on the attendance list of last month's meeting. Humphrey said Jacobs serves in his absence and he was unable to attend last month's meeting.

13. ADJOURNMENT.

Chairman Hamlin noted that the next Regional Planning Commission meeting will be held on November 21, 2018.

There being no further business, Frank Squires moved to adjourn. Joe Gooden seconded the motion and the meeting adjourned at 9:58 AM.

Respectfully Submitted,

MJN

Mary Jane Niemann
Recording Secretary